



Main Road, Shurdington, Cheltenham GL51 4XJ

£650,000

DESCRIPTION

This attractive and deceptively spacious, detached, four double bedroom, chalet bungalow, previously extended, is set in a generous landscaped garden which is south easterly, enjoys a plunge pool, feature pond, Pergola, decking with stunning views of the hill and is found in this sought after area not far from popular amenities.

Shurdington is an increasingly popular village with a semi rural feel on the outskirts of southwest Cheltenham. Situated along the A46 with convenient access to M5 junction 11A and A417. The village offers many amenities to include a local store with post office, a primary school and public houses, with some pleasant surrounding countryside.

The property can be reached via automatic electric security wooden gates leading to a gravelled driveway providing off road parking for several vehicles. The accommodation comprises: entrance hall, cloakroom, living room, kitchen/dining room, inner hall/study, two bedrooms and bathroom on the ground floor. On the first floor there are a further two bedrooms and additional bathroom. The impressive c.132 ft mature rear garden has super hillside views. This versatile family home also benefits from gas central heating, double glazing, plenty of off road parking and double garage.

ENTRANCE HALL

Spacious entrance hall with doors leading to the living room, downstairs cloakroom and inner hallway. Two built-in cupboards.

LIVING ROOM

5.23m x 3.63m (17'2 x 11'11)

Windows to the side aspect. French double doors into the spacious side courtyard. Feature fireplace with a wooden surround and cast iron fire grill and face. Door leading to the kitchen/dining room.

KITCHEN/DINING ROOM

7.62m x 3.63m max (25' x 11'11 max)

The attractive, modern fitted kitchen has a matching range of base and eye level units with wood effect work surfaces and a centre island with breakfast bar. Stainless steel double bowl sink unit. Four ring electric

hob with stainless steel extractor hood over and double oven. Built-in microwave. Space for upright fridge/freezer. Integrated washing machine, dishwasher and wine cooler. Stone tile effect laminate flooring. Two built-in cupboards, one housing the Worcester boiler. Windows to front aspects. Door and window to the rear

DOWNSTAIRS CLOAKROOM

Two piece suite.

FAMILY BATHROOM

2.74m x 2.57m (9' x 8'5)

Four piece white suite including a bidet and corner shower cubicle. Stone tile effect laminate flooring. Two windows to the side aspect.

INNER HALLWAY

Doors to bedrooms one and two and the family bathroom. Opening into the hall/study.

INNER HALL/STUDY

Stairs to the first floor. Window to the front aspect.

BEDROOM ONE

3.94m x 3.56m (12'11 x 11'8)

Built-in double wardrobes. Window to the front aspect. Double French doors into the side courtyard.

BEDROOM TWO

3.96m x 3.20m (13' x 10'6)

This is a double with double aspect windows.

FIRST FLOOR LANDING

Doors to bedrooms three and four and the additional bathroom. Storage cupboard housing the water tank. Exposed wooden beams. Velux window.

BEDROOM THREE

4.11m max x 3.53m (13'6 max x 11'7)

This is a double sized bedroom. Velux window to the rear aspect. Exposed wooden beams.

BEDROOM FOUR

3.96m x 3.23m (13' x 10'7)

Double sized bedroom. Velux window to the rear aspect. Exposed wooden beams.

BATHROOM

2.34m x 2.08m (7'8 x 6'10)

Velux window to the front aspect. Exposed wooden beams. Three piece white suite.





REAR GARDEN

The impressive c.132ft landscaped rear garden enjoys spectacular views of Leckhampton Hill. Steps lead up to a mainly laid to lawn area which is flanked by hedges, plants, trees and flowerbeds with a raised pond. Other features include a Pergoda with decking at the rear and a plunge pool with a wooden decked surround. The private side courtyard is enclosed by fencing, laid to stone chippings with low maintenance astro turf and two paved areas ideal for "al-fresco" dining having convenient access to the living room and bedroom one via the French double doors. The stone chipped driveway leads to a paved area in front of the double garage. Ample parking for several vehicles.

DOUBLE GARAGE 5.18m x 4.88m (17' x 16')

Electric auto up-and-over door. Side pedestrian access door. Window to the rear aspect.


ADDITIONAL INFORMATION

Tewkesbury Borough Council. Tax Band E.

DIRECTIONS

Leave our Leckhampton office via the Shurdington Road and proceed past the Bell Inn. The property can be found on the left hand side.

**Viewing strictly by appointment through
Peter Ball & Co**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Main Road, Shurdington, Cheltenham GL51 4XJ



Total area approx. 141.8 sq. metres (1526 sq. feet)
 * This plan is not to scale. Dimensions are approximate only.
 ** Plan includes single walling.

www.peterball.co.uk